

## Price on request

### Contact agency

Agence de la basilique

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### For sale house

5 rooms

Surface : 178 m<sup>2</sup>

Surface of the land : 5510 m<sup>2</sup>

Year of construction : 2004

Exposition : Plein sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

### Features :

FLOOR HEATING, POOL, fireplace,

Bedroom on ground floor, double glazing,

Automatic Watering, Laundry room

5 bedroom

2 terraces

1 bathroom

4 showers

6 WC

2 garage

1 parking

1 cellar

Energy class (dpe) : D

Document non contractuel

Emission of greenhouse gases (ges) : A



## House 602 Saint-Zacharie

TRADITIONAL VILLA IN AN IDYLLIC SETTING, HIGH-END FEATURES WITH CONCRETE FLOOR AND CATHEDRAL CEILING Buy this south-facing real estate gem, nestled in a quiet neighborhood, away from the hustle and bustle of the Saint-Zacharie urban area. This detached house of 178m<sup>2</sup>, built in 2004, benefits from a solid traditional construction using insulated concrete forms on a 5510m<sup>2</sup> plot: it offers much more than just a home thanks to its fully finished 100m<sup>2</sup> basement, which can be converted into a second living space for guests, rentals, or used as a gym or home theater. The fully equipped open-plan kitchen and living area open onto a breathtaking view through large sliding glass doors. The high ceilings are a true plus! Experience ultimate comfort with underfloor heating, generous room sizes, 5 bedrooms, 6 toilets, 4 shower rooms, a bathroom with both shower and bathtub, and don't forget the cellar, parking area, spacious terraces, and the refreshing infinity pool. Double glazing, automatic irrigation, laundry room, and a double garage add to the practicality of this home. Note that the septic tank will need renovation. For cozy winter moments, enjoy the warmth of the fireplace. A genuine heart-stopper opportunity. The area outside the Saint-Zacharie urban zone remains a true peaceful haven. Located away from the city's hustle, it features a patchwork of diverse landscapes, ranging from lush hills to winding small coups. You can discover a rich variety of local wildlife and flora.

